

Boulder Junction 54512

ZIP code · WI · Wisconsin · Vilas County · Boulder Junction

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

+41.7%

1-YR CHANGE

41

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

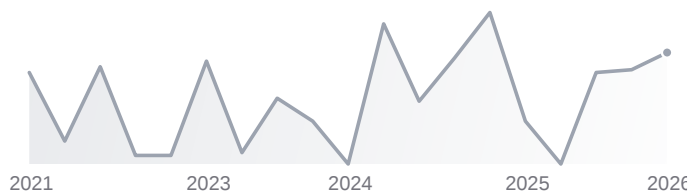
Balanced market · 53 / 100



MARKET TRENDS (5 YEARS)

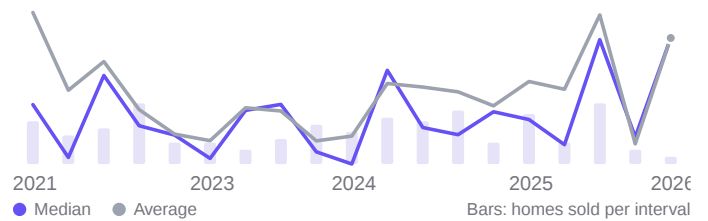
Market temperature (0–100)

53 / 100



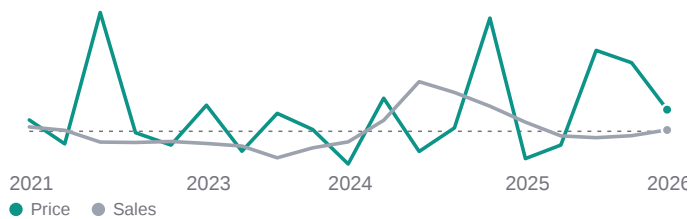
Sale prices

Median \$674K · Average \$674K



Growth (year over year)

Price +41.7% · Sales +2.5%



Sale premium vs estimated value

+50.9%



Annual turnover (share of homes sold)

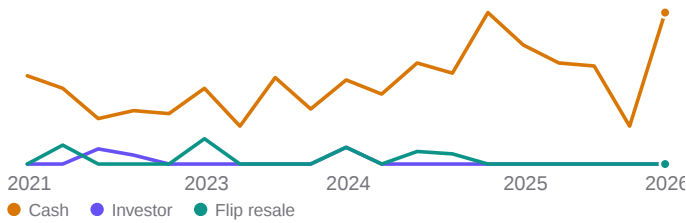
2.1%



BUYERS & OUTCOMES

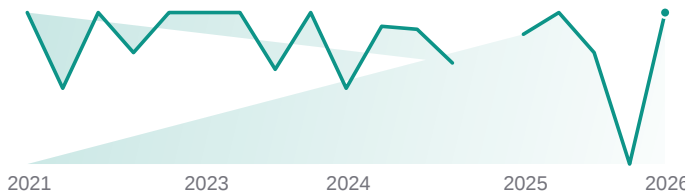
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



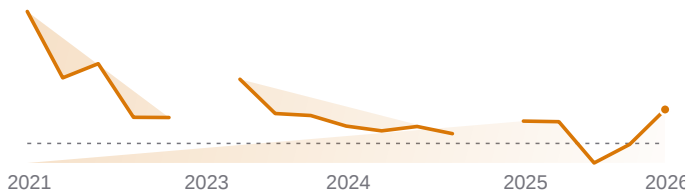
Sellers who sold at a gain

100%

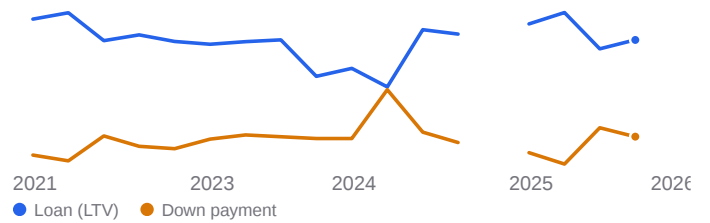


Median annualized return at resale

+11.0%

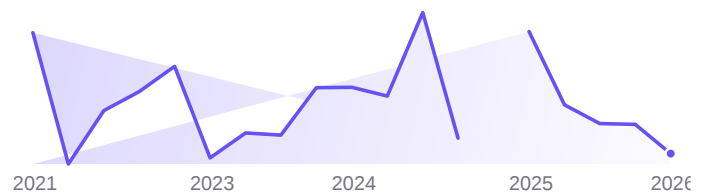


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



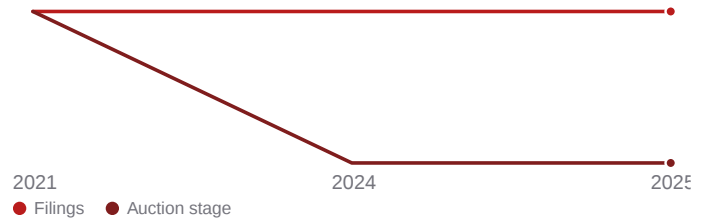
Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,974
Median value (AVM)	\$456K
Single family	91%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	1.3%
Owner occupied	23%
Company owned	48%
Median loan-to-value	0%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	1,149
Density	12 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	13
Homes occupied	35%
Bachelor's or higher	29%
Poverty rate	9.9%
Unemployment	1.0%
Average temp	40°F
Annual precip	32 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.